



Rosslyn Road,  
Sutton Coldfield, B76 1HF

Guide Price £350,000

# Sutton Coldfield

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A semi-detached family home situated in a highly sought after location in Sutton Coldfield.

Internal inspection reveals a porch, welcoming reception hall, dining room, spacious living room with feature fireplace, fitted kitchen, conservatory overlooking the rear garden and a guest W.C.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family bathroom.

Outside to the rear of the property there is a landscaped east facing garden with lawn, patio and decking areas and to the front there is a garage and block paved driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





## Property Specification

OFF ROAD PARKING  
INTEGRAL GARAGE  
PORCH AND ENTRANCE HALL  
LIVING ROOM AND SEPARATE DINING ROOM  
KITCHEN/BREAKFAST ROOM

Dining Room 4.14m (13'7") x 3.02m (9'11")

Living Room 5.38m (17'8") x 4.09m (13'5")

Kitchen/Breakfast Room 5.38m (17'8") x 4.60m (15'1")

Conservatory 3.88m (12'9") x 1.88m (6'2")

WC 2.23m (7'4") x 1.09m (3'7")

Bedroom 1 3.99m (13'1") x 3.38m (11'1")

Bedroom 2 4.14m (13'7") x 2.60m (8'7")

Bedroom 3 3.43m (11'3") x 2.24m (7'4")

Bathroom 3.21m (10'6") x 1.46m (4'9")

Garage 3.50m (11'6") x 2.23m (7'4")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 17th May 2023

### Viewer's Note:

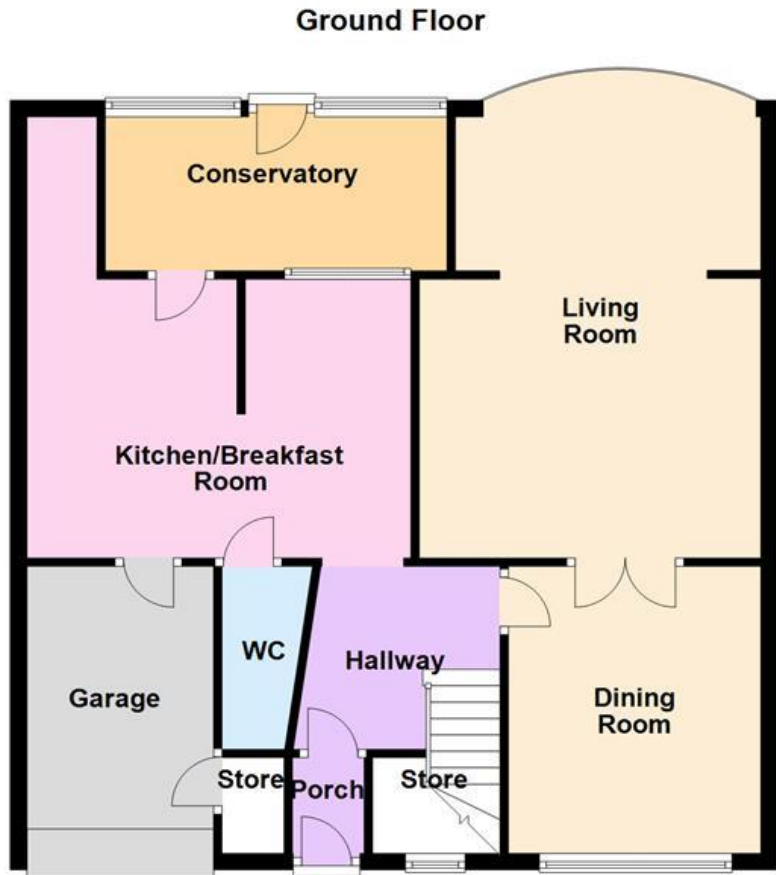
Services connected: Mains electricity, gas, water & drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

